




Residential	. LS No. 1220084	
Status Closed	Area 10	List Price \$360,000
Type Site Built	Er/Ea Exc. Right to Sell	Media   
Address 1986 Sunnyside Dr	City Brentwood	Zip 37027
County Williamson	Sub/Dev Sunny Side	MLS Map
Lot Number	Tax ID 013J A 035.00	Deed Book/Page 4743/715
Directions FROM NASHVILLE*<u>SOUTH ON HILLSBORO RD, LEFT ON SUNNYSIDE DR, 1986 IS ON THE RIGHT</u>		

General Information

Style **Ranch**
Acres **1.470**
Total Rooms **9**
Constr **All Brick / Wood**
Driveway **Aggregate**
Community Amenities

Stories **1.00**
Acreage Source
Size **150.0 x 434.0**
Lot **Wooded**
Floors **Carpet / Finished Wood / Tile /**
Waterfront /

Year Built **1977 / Approximate**
Completion
Assoc Fee **\$ /mo**
Basement **Partial / Unfinished**
Garage **2 / Attached - SIDE**
Roof **Composition Shingle**

Rooms and Dimension Information

Liv 15X13 / Formal
Din 13X12 / Formal
Kit 15X12 / Eat-In
Den 19X13 / Fireplace

Rec 25X33 / Over Garage
Hobby /
Other /
Other /

Bed 1 15X13 / Full Bath
Bed 2 12X11 /
Bed 3 13X13 /
Bed 4 12X11 /

	<u>Bedrooms</u>
Main	4
Other	0
Total	4

Full Baths	Half Baths
2	1
0	0
2	1

<u>Finished Square Feet (est)</u>		
Main	2579	Est. SqFt. Source
Second		Tax Record
Third		
Basement		
	<u>Total</u>	2579

Office and Showing Information

Show Call Showing Center Owner Name
Agent **John Taylor** (Ph: 615-794-0833 ext 6035)
Listing Office **Zeitlin & Co., Realtors** (Ph: (615) 794-0833)
Appt Phone (615) 327-0101 Subagency 0
Remarks: ALL BRICK RANCH*CUL-DE-SAC LOCATION!
LIVING RM, DINING RM, & FOYER*HEATED FLR IN GUE
& FRANKLIN

CoList Agent (Ph:)
CoList Office (Ph:)
Buyer Broker 3

Open House

Facilitator 3

Remarks: ALL BRICK RANCH*CUL-DE-SAC LOCATION*HUGE BEDROOMS & BONUS ROOM*9FT CEILINGS & CROWN MOLDING IN LIVING RM, DINING RM, & FOYER*HEATED FLR IN GUEST BATH*PRIVATE WOODED LOT*CONVENIENT TO NASHVILLE, BRENTWOOD & FRANKLIN

Schools and Utilities

Elem1 Grassland Elementary
Water City Water

Elem2
Sewer Septic Tank

Middle/JR Grassland Middle School
Cool Electric / Central

High Franklin High School
Heat Gas / Central

Features

Appliances
Range Cooktop / Electric
Oven Double Oven / Electric

Interior Features
Firepl 1
Drapes

Exterior Features
Fence
Patio/Deck **Deck**

Miscellaneous
Handicap
Energy Storm Doors / Storm
Windows /

Other Dishwasher	Master Bath Sep. Shower/Tub / Ceramic Other Ceiling Fan / Extra Closets / Utility Connection /
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Pool

Other **Garage Door Opener**

Green Cert
Other Cable TV

Financing and Taxes

Acceptable Buyer Financing FHA / Other / VA /

Taxes \$1,461

MLS Information

Photo **None** List Date **Sep 27 2010** Poss Date of Deed
 Realtor Remarks: **BUYER OR BUYER AGENT TO VERIFY SCHOOL ZONING AND ANY OTHER PERTINENT INFORMATION**

Comparable Information

Sales Agent **Jeff Fenton**
Sales Office **Benchmark Realty, LLC**
Seller Participation **4000**
Terms **Conventional**

Co-Sales Agent
Co-Sales Office
Closing Date 4/29/2011
Pending Date 4/20/2011

Days On Mkt **205**
 Presale **No**
 Orig. List Price **\$360,000**
 Sales Price **\$350,000**

Requested by: **Jeff Fenton**

Information believed to be accurate but not guaranteed. Buyers should independently verify all information prior to submitting any offer to purchase

**PLAINTIFF'S
EXHIBIT
C**



Jeff Fenton

From: Jeff Fenton
Sent: Wednesday, September 24, 2014 4:24 PM
To: Kim Hollingshead
Cc: Fawn Fenton
Subject: RE: Fenton Purchase | 1986 Sunnyside Drive, Brentwood | Tenancy by the Entirety?
Attachments: Sunnyside Deed of Trust - Executed.pdf

Hello Kim!

It has been a while!

It has been recommended to Fawn and I, for liability purposes, that we hold title to our home as "Tenancy by the Entirety".

I know very little about this, but here is an explanation that I found online:

Tenancy by the Entirety: a special form of joint tenancy when the joint tenants are husband and wife -- with each owning one-half. Neither spouse can sell the property without the consent of the other. Words in the deed such as "Bill and Mary, husband and wife as tenancy in the entirety" establish title in tenancy by the entireties. This form of ownership is not available in all states. (http://jtlehmanlaw.com/lawyer/Nashville-TN_fq314.htm)

Can you please tell me how our title is held currently at 1986 Sunnyside Drive, Brentwood, 37027? (You facilitated our closing.) I have a copy of our Deed of Trust (attached), but I can't figure out if this is titled as "Tenants in Common", "Joint Tenancy", or "Tenancy by the Entirety".

Is there a document that you can provide me which shows exactly how our property is titled?

Thanks for your help with this!

Jeff Fenton

Meticulous Marketing LLC

(615) 837-1300 Office
(615) 837-1301 Mobile
(615) 837-1302 Fax

When it's worth doing RIGHT the first time!

Submit or respond to a support ticket [here](#).



31.1 TENANCY BY THE ENTIRETY

When real property is acquired by individuals who are husband and wife at the time of the conveyance, then title is jointly held as an indivisible whole with right of survivorship unless the granting instrument expressly states that title is not to be held as a Tenancy by the Entirety. Upon divorce, a Tenancy by the Entirety is destroyed and absent some decree by the Divorce Court, the interest of the former spouses is converted into a Tenancy in Common with each owning a one-half interest.

31.2 TENANTS IN COMMON

When real property is acquired by two or more individuals who are not married at the time of the conveyance, or a Tenancy by the Entirety is destroyed through a divorce, title is held as Tenants in Common. In cases where the property is owned by Tenants in Common, each owner has a certain defined share in the property. Unless the instrument states otherwise, when there are two owners, each will automatically be presumed to own one-half each; if three, a third each, and so on. However, the shares between Tenants in Common do not need to be equal. The parties can decide what share of the property belongs to each owner. For example, if two individuals named Sam and Mark buy a property together, but if Sam contributes more to the purchase price than Mark, this could be reflected in the respective shares each acquires in the property. The deed into these individuals could state that Sam receives 70% interest in the property and Mark is entitled to 30%. The important point is that each of the Tenants in Common owners always owns his or her share of the property, and is only entitled to that same percentage of the sale proceeds. For example, if Sam dies, then his share of the property will be administrated as part of Sam's estate. Mark will continue to own his 30% after Sam's death. Unlike in a Joint Tenancy with a Right of Survivorship, it does not automatically pass to Mark.

When property is held as Tenants in Common, each of the individuals have a right to enter the common estate and take possession of the whole, subject to the equal right of the co-tenants to share in possession of the whole; and one co tenant's occupation or possession of the property can never be deemed adverse to the other co-tenants.